



**Task Force Presentation of Recommendations
To Brookhaven City Council
July 25, 2017**

Mission Statement

Ensure that opportunity for affordable, accessible, integrated, and equitable housing for Brookhaven's diverse residents is at the heart of the City's ordinances, initiatives, policies, and conversations.



A Committee that brought together a variety of experience and views

Chairperson

David Schaefer

Director of Advocacy

Latin American Association

Advisory Member

John Corcoran

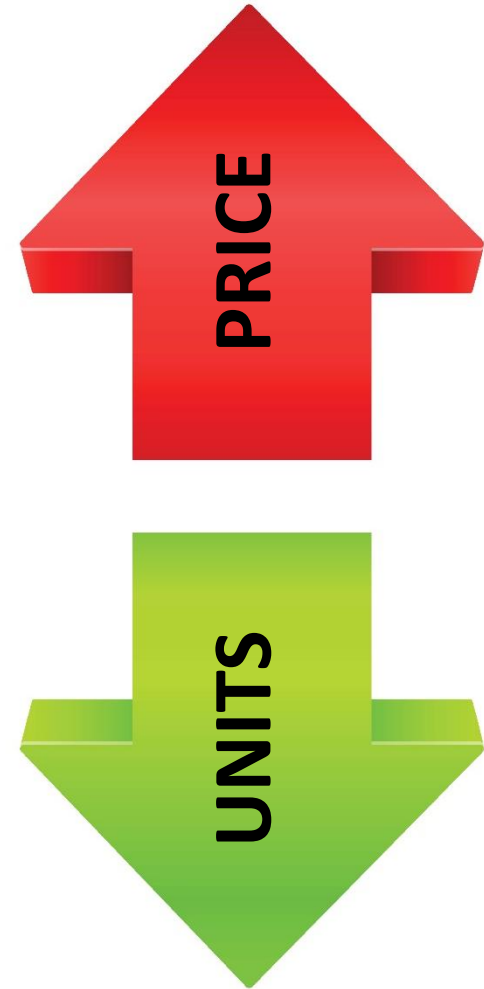
Housing Authority of DeKalb County

- **Sarah Brechin**
Program Coordinator, Center for Pan Asian Community Services
- **Rev. Mac Broughton**
Turning Point Ministries
- **Rev. Hace Cargo**
Assistant Pastor, Brookhaven Presbyterian Church
- **David Ellis**
Executive Vice President, Greater Atlanta Home Builders Association
- **Marian Liou**
Resident Representative, We Love BuHi Founder, CEO
- **Jennifer Owens**
Resident Representative
- **Penny Mocer**
Director of Government Affairs, Atlanta Apartment Association
- **Rev. David Park**
Lead Pastor, Open Table Community
- **Barbara Shaw**
Resident Representative
- **Shelly Simmons**
CEO, Statewide Independent Living Council
- **E.P. “Pete” Walker, Jr.**
President and CEO, Housing Authority of DeKalb County
- **Gail Williams**
Executive Director, Metro Fair Housing Services



Challenges

- Affordable housing = issue for everyone in Metro Atlanta
- Rising rents
- Decreasing number of affordable rental units
- Low inventory of affordable “starter” homes available



Opportunities

- City Council's support in forming the Task Force and tackling issues locally
- Improving relationships with DeKalb County and adjoining cities, to support Affordable Choice
- Steadily improving schools with vested leadership, families and community
- Introduction of regional employers in CHOA, Hawks and increasing Emory presence
- Potential partnerships with employers for workforce training through schools or state higher-ed programs



The Experts

- **Mara Register**, Carl Vinson Institute of Government
- **Tayani Suma**, Vice President of Real Estate, Atlanta Neighborhood Development Partnership (ANDP)
- **Edrick Harris**, VP Development Prestwick Development & Instructor, Georgia Institute of Technology
- **Dalia Alvarez**, Manager, Greenleaf Properties (Foxwood Apts.), Executive Director Open Doors, Board Member, Los Vecinos
- **Matt Hurd**, Executive Director Open Doors, Enterprise Community Partners
- **Rebekah Cohen-Morris**, Cross Keys High School, Los Vecinos, CPACS
- **Staff Resources**, Christian Sigman, Patty Hansen, Patrice Ruffin

Principal Observations

- Accessible, affordable housing should not be an island.
- Affordable housing works best when other assets are in place.
- Communication will be critical to addressing the issue.
- Most vulnerable = hardest hit.
- Brookhaven has excellent regional reputation.
- Brookhaven can address zoning and permitting challenges.
- Population, once lost, does not return.

Affordable Housing Toolkit

- Low-income housing tax credits for developers
- HOME Investment Partnership
- Impact fees
- DeKalb County Community Development programs
- Density regulations/incentives
- Planned Development
- Reduce carrying costs for affordable housing developers
- Georgia Dream (DCA) & DeKalb HOME Buyer's Assistance



Recommendation Highlights

1. Position the City as a community resource.
2. Support a suitable living environment as part of affordable housing choice.
3. Position the City as a desirable partner with developers participating in federal Low-Income Housing Tax Credit (LIHTC) programs.
4. Require a developer affordability impact statement.
5. Explore creative innovations and cross-sector solutions to protect existing Affordable Housing, as well as ensure its place in the mix of the city long-term.
6. Incorporate affordable housing into the 2017 Brookhaven zoning rewrite.
7. Work beyond municipal boundaries to provide regional solutions.

Questions?



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